

7 - Annex-1/c
REGISTERED

**CAPITAL DEVELOPMENT AUTHORITY
PLANNING WING
(Urban Planning Directorate)**

No.CDA/PLW-UP(157)/05/ **6556**

24
Islamabad, May' 2005.

To:

Mr. Sirajul Islam,
Secretary,
M/s Jammu & Kashmir Cooperaative Housing Society,
Flat # 3 (2nd floor) Block #16 near Petrol Pump,
G-7 Markaz, Islamabad,

**Subject:- APPROVAL OF LAYOUT PLAN OF PRIVATE HOUSING
SCHEME IN SECOTR F-16 ZONE-2 FLOATED BY M/S JAMMU
AND KASHMIR COOPERATIVE HOUSING SOCIETY.**

Reference: Your application No. --- Dated
15th March' 2005.

Dear Sir,

I am directed to inform that the layout Plan of subject mentioned Housing Scheme comprising of **total area 3260 kanal** has been considered and approved by the Competent Authority. A copy of the approved Layout Plan duly signed by the undersigned is enclosed herewith for your record.

2. As provided in sub para (ii) of para 7 of Modalities and Procedures, you are requested to complete the following formalities towards fulfillment of requirement for the issuance of No Objection Certificate;-

- i. Submit an undertaking as per specimen attached on non-judicial paper of appropriate value regarding acceptance of the conditions relating to planning designing and implementation of the scheme within 7 days from the date of issue of letter.
- ii. Deposit the entire development cost of the scheme with the Authority. The amount of cost shall be assessed by the authority on the basis of prevailing cost of development.
- iii. In case you do not feel inclined to deposit the development cost of the scheme you are required to mortgage 30% of the saleable area in the approved detailed Layout Plan with the Authority as a guarantee for completing development works/services within the prescribed period. Specimen of Mortgage Deed is available as Annex-B in the Modalities and Procedures booklet.
- iv. Transfer to the Authority the land for open spaces, parks, graveyard, right of way of roads, etc. in the layout plan within 45 days w.e.f. the date of issue of this letter. Specimen of transfer deed is available as Annex-C of Modalities and Procedures.

- v. A public notice shall be published in the national dailies at your expense regarding mortgage of saleable area with the Authority within five days after Mortgage Deed has been executed. Specimen of Public Notice is available as Annex-D of the Modalities and Procedures.
- vi. You are required to submit an undertaking regarding acquisition of 300' wide ROW along the principal roads adjoining your housing scheme (i.e. 300' wide western strip of 16th avenue, 300' wide eastern strip of 17th avenue and 300' wide southern strip of F G Principal road)
3. You are requested to comply with the above mentioned conditions with stipulated period so as to enable the Authority to take further action towards clause-9 of the Modalities and Procedures i.e Issuance of NOC in respect of said Housing Scheme.
4. You are advised not to carry out any development work at site before the "NOC" of the scheme and clearance of Engineering Design of the Scheme is Issued by CDA.
5. In case of failure for fulfillment of any terms and conditions as mentioned above, within stipulated time, approval of Layout Plan is liable to be cancelled.

(CH. ASADULLAH FAIZ)
Director Urban Planning

Copy to:

1. D. G. (Environment), CDA.
2. D. G. (Services), CDA.
3. Dy. D. G. (Works), CDA.
4. Director Anti Encroachment, CDA.
5. Registrar Cooperative Societies/Dy. Commissioner, ICT Islamabad.
6. Director Municipal Administration.
7. Muhammad Iqbal, Town Planner,
Chehan Consultants, H.No.332, Soan Road,
G-10/3, Islamabad.

Director Urban Planning